

GOSPEL HILL

FINAL PLAT

GOSPEL HILL DESCRIPTION:
That portion of the SE1/4 of Section 6, Township 53 North of the Baseline, Range 30 West of the Fifth Principal Meridian, Clay County, Missouri, described as follows: Commencing at the NE corner of the SE1/4 of said Section 6; thence N89°15'43"W, a distance of 750.79 feet to the Point of Beginning of said portion herein described; thence S00°25'07"W, a distance of 538.59 feet to the NW1/4 of the SE1/4 of said Section 6; thence N00°25'07"E, along said west line, a distance of 538.59 feet to the north line of said Section 6; thence S89°15'43"E, along said north line, a distance of 865.00 feet to the Point of Beginning. Said portion contains 10.7 acres and is subject to all easements of record and is subject to the right of way of 188th Street.

DEDICATIONS: An easement or license is hereby granted to Clay County, Missouri, for the purpose of locating, constructing, operating and maintaining facilities for water, gas, electricity, sewerage, telephone, cable tv, and surface drainage, including, but not limited to, underground pipes and conduits, pad mounted transformers, service pedestals, any or all of them upon, over, under and along the strips of land designated utility easement (U.E.). All of the above easement shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or there over any structure (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of Clay County, Missouri, and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement.

STREETS: The streets shown on this plat and heretofore not dedicated to public use as thoroughfares, are hereby so dedicated.

BUILDING LINES: Building lines or setback lines are hereby established as shown on the accompanying plat and no buildings or portion thereof shall be built between this line and the street line.

The undersigned proprietors of the described tract have caused the same to be subdivided as shown on this plat, which subdivision shall be known as GOSPEL HILL and shall consist of a total of one (1) lot.

In testimony whereof, Steven Smith and Carleen Smith, husband and wife have subscribed their names this _____ day of _____, 20____.

Steven Smith _____ Carleen Smith _____
STATE OF MISSOURI }
COUNTY OF CLAY }

On this day _____ of _____, 20____ before me a Notary Public in and for said State, personally appeared the above persons, who executed the within instrument and acknowledged to me that executed the same for the purposes herein stated.

My Commission expires: _____ Notary Public _____

CLAY COUNTY APPROVALS AND ACCEPTANCES

This plat of GOSPEL HILL has been submitted and considered by Clay County Planning and Zoning Commission, and is _____ this _____ day of _____, 20____.

Chairman, Planning and Zoning _____ Director, Planning and Zoning _____

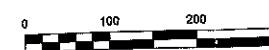
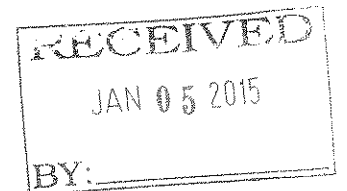
Presiding Commissioner _____ Eastern Commissioner _____

Western Commissioner _____ County Counselor _____

These easements and right-of-way accepted by the Governing Body of Clay County, MO., this _____ day of _____, 20____.

County Clerk _____
Entered on transfer record this _____ day of _____, 20____.

County Recorder _____



LEGEND

- = SET 1/2" IRON BAR
- △ = SET 5/8" IRON BAR
- ◆ = FOUND 3/8" IRON BAR
- = FOUND 1/2" IRON BAR
- ▲ = FOUND 5/8" IRON BAR
- ◇ = FOUND 2.5" BRASS CAP
- (M) = MEASURED DISTANCE
- (D) = DISTANCE FROM DEED
- U.E. = UTILITY EASEMENT
- B.L. = BUILDING LINE

SURVEYOR'S CERTIFICATION
I hereby certify that this survey was prepared by me or under my direct personal supervision, and that I am a duly registered Professional Land Surveyor under the laws of the State of Missouri, and that this survey was performed in accordance with the requirements of the current Missouri Minimum Standards for Property Boundary Surveys adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects.

Date: _____ Signed: Terry M. McCasless MO PLS #2143

If this document does not have an embossed seal and a stamp in red ink, it should be assumed to contain unauthorized alterations. The certification contained on this document shall not apply to any copies.

Land Surveying Service, Inc. 808 East Main Street, PO Box 83 Richmond, MO 64085 Phone (816) 778-6343 Phone (816) 470-6343	
Professional Land Survey Corporation No. LS174D	
Survey For: Steven & Carleen Smith Clay County, Missouri	Date: January 1, 2015 Project #: 14-195

- NOTES:**
- Survey for Steven & Carleen Smith, 22403 NE 188th, Holt Mo., 64042
 - Survey accuracy is type RURAL.
 - Bearing System is based on Missouri State Plane Grid West Zone.
 - Coordinates shown are in meters, NAD 1983, Adjustment of 2003.
 - Monument used: CL-54, PID: 047054; CL-56, PID: 047056; CL-60, PID: 047060
 - Grid to Ground factor: 1.000098197360
 - Relative Positional Tolerance of shown State Plane Grid Coordinates is 0.03 meters.
 - All distances shown are in ground feet, unless noted.
 - Reference Deed: Book 6114 at Page 53; Book 2531 at Page 494; Book 2695 at Page 953
 - Reference Survey: Phillips Acres, Book 13 at Page 85.
 - Jimmy Dugan's Farm, SRB E at Page 13
 - This parcel is NOT in a Flood Hazard Area, per FIRM Community Panel 2900880050C with an effective date of April 16, 2003.
 - Within Stream Setback Zones 1 & 2, there shall be no clearing, grubbing, grading, construction or disturbance of vegetation in the stream setback easement, except as permitted by Clay County.
 - Clay County is governed by the General Fence Law of Chapter 272 of the Missouri Revised Statutes. (RSMo 272.010 - 272.136) Please read: RSMo 272.120: Division fences are not to be removed without consent of owners.

